

Application ref: 2018/6346/L
Contact: Seonaid Carr
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Date: 11 October 2019

Development Management
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Montagu Evans
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Kidderpore Hall
Kidderpore Avenue
London
NW3 7SU

Proposal:

Internal and external alterations to Kidderpore Hall in connection with the use of the building as a single dwellinghouse, including works to lower ground floor to include a swimming pool and works to upgrade and modernise servicing and insulation.

Drawing Nos: Drawing Nos. MSL992-OH-FPLG Rev D, MSL992-OH-FPG Rev B, MSL992-OH-FP1 Rev B, MSL992-OH-FP2 Rev B, 9000-DRG-02KH-EL001 Rev C4, 9000-DRG-02KH-EL002 Rev C4, 9000-DRG-02KH-EL003 Rev C4, 9000-DRG-03KH-LG010 Rev C6, 9000-DRG-03KH-UG010 Rev C7, 9000-DRG-03KH-01010 Rev C6, 9000-DRG-03KH-02010 Rev C6, 9000-DRG-03KH-RF010 Rev C3, 9000-DRG-04KH-SE001 Rev C2, 9000-DRG-04KH-SE002 Rev C2, 9000-DRG-08KH-DE008 Rev T1, 9000-DRG-08KH-DE010 Rev T1, 9000-DRG-08KH-DE011 Rev T1, 9000-DRG-08KH-DE012 Rev T1, 9000-DRG-08KH-DE013 Rev T1, 9000-DRG-08KH-DE014 Rev T1, 9000-DRG-08KH-DE015 Rev T1, 9000-DRG-08KH-DE016 Rev T1, 9000-DRG-11KH-LG001 Rev T1, 9000-DRG-11KH-UG001 Rev T1, 9000-DRG-11KH-01001 Rev T1, 9000-DRG-11KH-02001 Rev T1, 9000-DRG-23KH-LG030 Rev C4, 9000-DRG-23KH-UG030 Rev C6, 9000-DRG-23KH-01030 Rev C5, 9000-DRG-23KH-02030 Rev C3, 9000-DRG-23KH-RF030 Rev C3, 9000-DRG-55KH-AL001 Rev T4, 9000-DRG-55KH-AL002 Rev T3, 9000-DRG-55KH-AL003 Rev C4, 9000-SCH-KH-005 Rev C4, 9000-SCH-KH-006 Rev C4, 9000-DRG-00KH-DE009 Rev B, 9000-DRG-00KH-DE010 Rev

D, 9000-DRG-00KH-DE011 Rev A, 9100-DRG-34KH-LG217, 9100-DRG-03KH-LG001 Rev C3, 9100-DRG-03KH-UG001 Rev C4, 9100-DRG-03KH-01001 Rev C3, 9100-DRG-00KH-LG001 Rev C1, 9100-DRG-00KH-UG001 Rev C1, GA23796-01 Rev A, CW-2636-01-01 Rev R2, CW-2636-10-01 Rev R2, CW-2636-10-02 Rev R2, CW-2636-10-03 Rev R2, CW-2636-10-04 Rev R1, CW-2636-10-05 Rev R2, CW-2636-10-06 Rev R2, 6001-DRG-26-LG001, 6001-DRG-26-UG001, 6001-DRG-26-01001, 6001-DRG-26-02001, 6003-DRG-28KH-LG01 Rev P02, 6003-DRG-28KH-UG01 Rev P02, 6003-DRG-28KH-0101 Rev P02, 6003-DRG-28KH-0201 Rev P02, 6003-DRG-34KH-LG01 Rev P02, 6003-DRG-34KH-UG01 Rev P02, 6003-DRG-34KH-0101 Rev P02, 6003-DRG-34KH-0201 Rev P02, 6003-DRG-38KH-LG01 Rev P02, 6003-DRG-38KH-UG01 Rev P02, 6003-DRG-38KH-0101 Rev P02, 6003-DRG-38KH-0201 Rev P02, 6003-DRG-39KH-LG01 Rev P01, 6003-DRG-39KH-UG01 Rev P01, 6003-DRG-39KH-0101 Rev P01, 6003-DRG-39KH-0201 Rev P01, 6003-SCH-27KH-001, 6003-SCH-27KH-002, 6003-SCH-27KH-003, P1652/L08/SJF and Environ T6-1300 Acoustic Enclosure

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. MSL992-OH-FPLG Rev D, MSL992-OH-FPG Rev B, MSL992-OH-FP1 Rev B, MSL992-OH-FP2 Rev B, 9000-DRG-02KH-EL001 Rev C4, 9000-DRG-02KH-EL002 Rev C4, 9000-DRG-02KH-EL003 Rev C4, 9000-DRG-03KH-LG010 Rev C6, 9000-DRG-03KH-UG010 Rev C7, 9000-DRG-03KH-01010 Rev C6, 9000-DRG-03KH-02010 Rev C6, 9000-DRG-03KH-RF010 Rev C3, 9000-DRG-04KH-SE001 Rev C2, 9000-DRG-04KH-SE002 Rev C2, 9000-DRG-08KH-DE008 Rev T1, 9000-DRG-08KH-DE010 Rev T1, 9000-DRG-08KH-DE011 Rev T1, 9000-DRG-08KH-DE012 Rev T1, 9000-DRG-08KH-DE013 Rev T1, 9000-DRG-08KH-DE014 Rev T1, 9000-DRG-08KH-DE015 Rev T1, 9000-DRG-08KH-DE016 Rev T1, 9000-DRG-11KH-LG001 Rev T1, 9000-DRG-11KH-UG001 Rev T1, 9000-DRG-11KH-01001 Rev T1, 9000-DRG-11KH-02001 Rev T1, 9000-DRG-23KH-LG030 Rev C4, 9000-DRG-23KH-UG030 Rev C6, 9000-DRG-23KH-01030 Rev C5, 9000-DRG-23KH-02030 Rev C3, 9000-DRG-23KH-RF030 Rev C3, 9000-DRG-55KH-AL001 Rev T4, 9000-DRG-55KH-AL002 Rev T3, 9000-DRG-55KH-AL003 Rev C4, 9000-SCH-KH-005 Rev C4, 9000-SCH-KH-006 Rev C4, 9000-DRG-00KH-DE009 Rev B, 9000-DRG-00KH-DE010 Rev D, 9000-DRG-00KH-DE011 Rev A, 9100-DRG-34KH-LG217, 9100-DRG-03KH-LG001 Rev C3, 9100-DRG-03KH-UG001 Rev C4, 9100-DRG-03KH-01001 Rev C3, 9100-DRG-00KH-LG001 Rev C1, 9100-DRG-00KH-UG001 Rev C1, GA23796-01 Rev A, CW-2636-01-01 Rev R2, CW-2636-10-01 Rev R2, CW-2636-10-02 Rev R2, CW-2636-10-03 Rev R2, CW-2636-10-04 Rev R1, CW-2636-10-05 Rev R2, CW-2636-10-06 Rev R2, 6001-DRG-26-LG001, 6001-DRG-26-UG001, 6001-DRG-26-01001, 6001-DRG-26-02001, 6003-DRG-28KH-LG01 Rev P02,

6003-DRG-28KH-UG01 Rev P02, 6003-DRG-28KH-0101 Rev P02, 6003-DRG-28KH-0201 Rev P02, 6003-DRG-34KH-LG01 Rev P02, 6003-DRG-34KH-UG01 Rev P02, 6003-DRG-34KH-0101 Rev P02, 6003-DRG-34KH-0201 Rev P02, 6003-DRG-38KH-LG01 Rev P02, 6003-DRG-38KH-UG01 Rev P02, 6003-DRG-38KH-0101 Rev P02, 6003-DRG-38KH-0201 Rev P02, 6003-DRG-39KH-LG01 Rev P01, 6003-DRG-39KH-UG01 Rev P01, 6003-DRG-39KH-0101 Rev P01, 6003-DRG-39KH-0201 Rev P01, 6003-SCH-27KH-001. 6003-SCH-27KH-002, 6003-SCH-27KH-003, P1652/L08/SJF and Environ T6-1300 Acoustic Enclosure.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 All new external and internal works, finishes and works of making good to the retained fabric, shall be undertaken with traditional materials, using original detailing, this includes all plasterwork detailing which should be reinstated using the original details (post-cleaning) such works shall use traditional methods and material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Joinery details of repaired, reinstated or new features are to be based on the profiles of the original joinery, unless shown otherwise on the drawings or other documentation hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grade II listed former dwellinghouse dating from 1843 and designed by T Howard for John Teil, finished in stucco under slate roofs. It is of two storeys with a basement and attic with bays and portico with Ionic columns. It is attached on its south-east side to the Maynard Wing. Kidderpore Hall forms part of the wider King's College site which has permission for a major residential conversion and new-build scheme, which is currently being

implemented.

This application is a hybrid of two recent Listed Building Consents (Refs: 2015/4116/L and 2016/6022/L). The main change between this application and the previous two applications is the use of the property as a single dwellinghouse rather than 2 units. The proposal includes works to enable the conversion of the two approved units, including alterations to the plan form at lower ground, upper ground, first and second floors to enable use as a single dwelling, the inclusion of the swimming pool and spa area at lower ground floor level and the upgrading of servicing. It also includes works that have previously been approved under the previous consents such as, removal of floor covering and insertion of replacement concrete slab at lower ground floor level, works to windows, internal joinery, roof repairs, introduction of damp proofing and insulation works throughout.

The previous consents required a number of conditions, which have since been approved. The applicant has included all of the approved documents as part of this application to enable the works to commence on site without the need for further detailed conditions. Therefore the only conditions on this permission will be compliance conditions.

The proposed works have been sensitively designed to complement the existing fabric, character and materials of the building. A limited level of harm will be caused by some elements of the proposal; however this is outweighed by the enhancement and upgrading of historic fabric and ensuring a sustainable viable use for the building together with it being brought back into its historic use as a single family dwelling. The proposed development is therefore considered to preserve the appearance, and hence the special interest of the grade II listed building.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with policy 7.8 of the London Plan 2016, and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer